

FEE \$	10.00
TCP \$	0
SIF \$	292.00

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 72366



Your Bridge to a Better Community

BLDG ADDRESS 733 Monument View Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1869

TAX SCHEDULE NO. 2701-334-25-006 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION North Valley TOTAL SQ. FT. OF EXISTING & PROPOSED 1869

FILING 4 BLK 1 LOT 3 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Carnes Const. + Dev. Inc. NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 1172 23 1/2 Rd. USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 260-0077 DESCRIPTION OF WORK & INTENDED USE New residence

(2) APPLICANT Same TYPE OF HOME PROPOSED:

(2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)

(2) TELEPHONE \_\_\_\_\_ \_\_\_\_\_ Manufactured Home (HUD)

\_\_\_\_\_ Other (please specify) \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PR 3.8 Maximum coverage of lot by structures —

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or — from center of ROW, whichever is greater

Side 5' from PL, Rear 20' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 32' Special Conditions \_\_\_\_\_

CENSUS 9 TRAFFIC 4 ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10/11/99

Department Approval [Signature] Date 10-11-99

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 12619

Utility Accounting T. Beasley Date 10/11/99

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# PLOT PLAN

20 scale

Address: 733 Monument View Drive

setback requirements

Legal Desc. Lot 3 Block 1 North Valley #41

Front: 20'

Tax sched # 2701-334-25-006

rear: 20' for lots

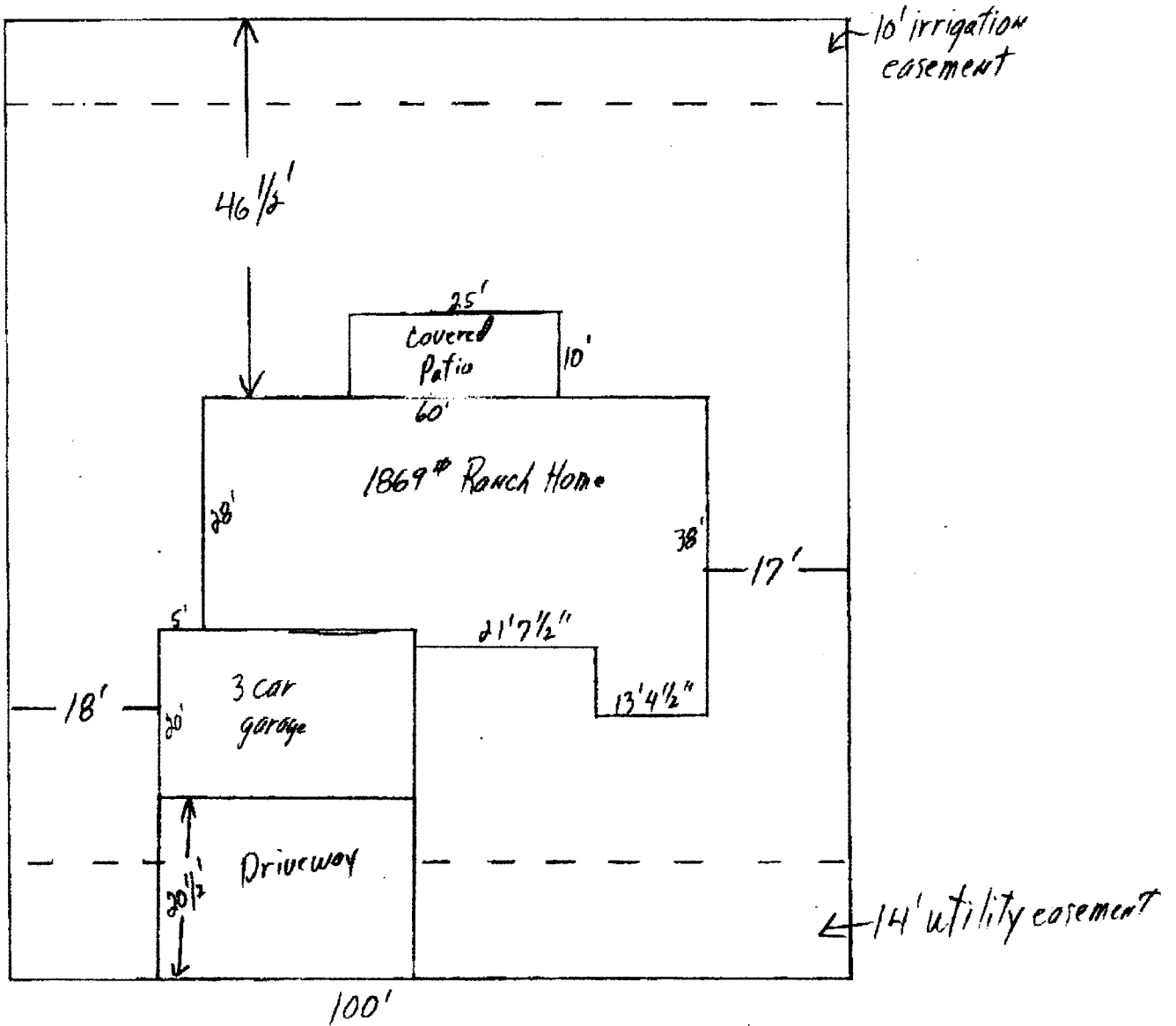
West perim:

15' for lots

on West perim

side: 5'

10-11-99  
PROPERTY CASEMENTS  
AND PROPERTY LINES.



10/11/99  
DRIVE O.K.  
Vnu w/br